

**MINUTES OF THE CUMBERLAND COUNTY
PLANNING COMMISSION
Special Called Meeting
Cumberland Elementary School
Thursday, June 14, 2018
6:30 p.m.**

PRESENT: Bill Burger, District 3, Chairman
Randy Bryant, District 1, Vice-Chairman
Stephen Donahue, District 2
Hubert Allen, District 4
Roland Gilliam, District 5
William Flippen, At-Large
Leo Henderson, At-Large

ALSO PRESENT: JP Duncan, Planning Director
Vivian Giles, County Administrator/Attorney

ABSENT: None

CALL TO ORDER AND ROLL CALL

Chairman Burger called the Planning Commission's special called meeting of Thursday, June 14, 2018 to order at 6:30 p.m. and a quorum was established.

APPROVAL OF AGENDA

MOTION:

Commissioner Allen made a motion to amend the agenda to add prior to public hearing, a section 3.a, to allow a representative from VDOT to speak. Commissioner Donahue seconded. The motion carried unanimously with a vote of 7-0.

PUBLIC HEARING: REZ 18-03 GREEN RIDGE FACILITY

Darren Coffey, Planning Consultant with the Berkeley Group, provided an overview of his role in the process of evaluating land use while mitigating any adverse impacts to the greatest extent possible and working with the applicant to ensure a more complete and stronger application. He stated that REZ 18-03 is a conditional rezoning from A-2, Agricultural, and R-2, General Residential, to M-2, Industrial. The proposed project would be located on the north side of Route 60 at the Cumberland/Powhatan line and comprises 15 parcels totaling approximately 1144 acres.

The applicant is William Shewmake on behalf of CWV Land Acquisition, LLC and Green Ridge Recycling and Disposal Facility, LLC. Proffers are associated with this application and will be legally binding and enforceable if the application is approved. The first proffered condition is that the landfill will be the only permitted use along with related accessory uses. The second proffered condition is that any relocation of Route 654 or 685, as shown on the concept plan and subject to

VDOT approval/conditions, are at expense of the owner. The proposed rezoning would also have goals and corresponding objectives/policies related to natural resources, land use, and economic development.

Chairman Burger then invited the representative from VDOT, Carrie Shepherd, to speak as there had been some concern in regards to traffic counts. Ms. Shepherd stated that VDOT has reviewed the transportation-related impact associated with the development project and received a traffic impact statement from the consultant. At this time, VDOT does not have any objections to the information provided by the consultant. A formal plan submittal to VDOT will be required prior to final approval and permit issuance.

The Chairman opened the public hearing. Carol Miller of 3785 Cumberland Road spoke about how the last landfill company pulled out so she doesn't trust that this landfill will happen and she needs assurance that this will happen.

Chairman Burger then allowed for the applicant, William Shewmake, to make a presentation. Mr. Shewmake provided information on County Waste of Virginia which is the parent company of Green Ridge. He states the purpose of this proposed landfill is to primarily serve the central Virginia area and is it anticipated that approximately 500 acres will be used for the disposal area. Other areas will be used for buffers and other uses independent of the disposal area. It is anticipated that 3500 tons per day will be accepted at the proposed landfill with a cap of 5000 tons per day and a life span of at least 35 years. Monitoring wells and noise/odor/lighting limits will also be in place. Mr. Shewmake provided information on benefits to the county including a host fee paid to the County, funds for educational/science purposes, funds for recreational purposes, and job creation, among others.

Barbara Williams of P.O. Box 334 signed up to speak but did not.

Jerry Toney of 218 Anderson Hwy stated that he opposes the landfill because the properties on Miller Lane will have no value. He was also concerned about the cemeteries.

Muriel Miller Branch of 3677 Forest Haven Drive in Richmond stated that she grew up in Cumberland, attended Pine Grove Elementary School and graduated from Luther Porter Jackson High School. She spoke on behalf of the Agee Miller Mayo Dungee Family Association and voiced their concerns about the historical integrity of the County and opposition to the potential landfill. She also inquired about the cemeteries and re-routing 654.

Carol Rakes spoke on behalf of Daniel Pemberton of 51 Pinegrove Rd and inquired into how much consideration is being given to the concerns of the citizens. She stated that air quality is a concern for the child that lives at 51 Pinegrove Rd due to chronic asthma.

Michael Setaro of 71 Hideaway Trail stated he has a house on Clinton Rd and opposes the project. He suggests that County citizens should put their money together to fight the project.

John Habel of 28 The Woods stated that a landfill is forever.

Butch Pond of 38 Hunters Trail stated you can always smell a landfill.

Nicholai Jerome of 355 Pine Grove stated that people in Henrico are concerned about the project. He currently lives in Chesterfield County but is building a house in Cumberland. He urges the County to get the money another way.

Janet Habel of 28 The Woods wants the Planning Commission to listen to the citizens. She stated that traffic will be horrible.

Ronald Tavernier of 51 Ruby Lane urged the Planning Commission to visit the national inventory of wetlands. He stated that land value has gone down significantly. He stated that the company will hide their equipment so they will not have to pay taxes and that odor/light pollution are a given. Mr. Tavernier stated that the company will not cover the trash on Saturday night and Sunday and that the water will go into Muddy Creek and the James River.

Mary Sigman of 134 Old Buckingham Road wants the Planning Commission to deny the request as the County will not be able to attract people to our rural locality. The County will lose its clean air and water and light traffic if this landfill is approved.

Michael and David Riddle allowed Bill Bruce of 63 Agee Lane their time. He stated that the Planning Commission will vote tonight and that they will vote as the Board of Supervisors tells them to vote because they are appointed and they are paid. He stated that the County does not represent its citizens.

Bruce Allen of 224 Miller Lane stated that his house is within 100 feet of the proposed landfill. He stated he moved here from Chesterfield to avoid noise and garbage. Mr. Allen stated that the landfill will hold 50,400,000 tons of trash. Powhatan residents are our neighbors and no one wants a dump.

Josh Habel of 6080 Anderson Hwy is a Powhatan resident and wants the Planning Commission to take the citizens of Powhatan into account when they vote on this project.

Debra Crowder of 1176 Clayton Rd in Powhatan wants to know what Powhatan will gain. She wants the Planning Commission to consider the protection of wildlife and wetlands.

Jennifer Sullivan of 295 Deep Run Road stated that she had spoken with Jay Zook today. The odor will be very bad and she wants the County to make sure there is enough money to fix any problems. She stated they need to advocate for the adjoining property owners and make sure they are compensated appropriately. She opposes the landfill and wants to know why there are no women on the Planning Commission.

Christal Schools spoke on behalf of Ragner Gunnerson who lives on 57 Alder Ln. She stated that he is upset as he purchased his property of 150 acres for retirement. She inquired as to whether the presentations will be posted on the website and says the pros were presented but she wants to know the cons. She also wants to know what other locations were considered for the potential landfill and she would like to know the revenue to the County versus the profit of County Waste.

Jacqueline James of 75 Pine Grove Road (with a vested interest in 5 Alder Ln) read a letter from Preservation Virginia regarding the potential negative impacts on the historic school on Pinegrove Road.

Sue Castelamare of 49 Pine Grove Road states that she moved to Cumberland from Chesterfield and that the dump shouldn't be placed in its potential location because the land is valuable. She stated that living in Cumberland is like finding a diamond in the rough as Powhatan home prices are too expensive. By placing the dump here, she believes the County is eliminating the potential of people wanting to home here.

Artour Saavqan of 57 Churchwood Ln stated that he had moved to Cumberland 4 years ago with his wife and 6 children. He asked the Planning Commission to please listen to the people and look at the long term effects.

Robert Bishop lives 3 miles into Powhatan County and owns property in Cumberland. He asked that the Planning Commission respect the swamps, streams and wildlife. He stated that the proposed landfill is not a good thing for Cumberland County and he encouraged the Planning Commission to represent its citizens.

Bill Bryan of 6459 Anderson Hwy in Powhatan County stated that land values in Cumberland were edging up but that there is now panic selling. Mr. Bryan stated that people were starting to move to Cumberland County because of the cost of living in Powhatan. The County needs to get more people to move into the County to help with the tax structure. Mr. Bryan stated that the County will never get the businesses to move in if they can't get the homes. The Planning Commission and Board of Supervisors should be out recruiting businesses that will sustain the County instead of approving a landfill.

Carson Tucker, Chairman of the Board of Supervisors in Powhatan County, stated that Powhatan is concerned with safety on Route 60. He urged the Planning Commission to be good neighbors.

James and Shelly Riddle gave their time to Bill Bruce. He stated that the County is rushing this process. Mr. Bruce asked for any Planning Commission member to step down if they vote yes to the proposed landfill.

Victoria Ronneau of Powhatan states that Mr. Shewmake keeps saying the proposed landfill will be neighborly. She would like to know to whom they will be neighborly. This will affect Powhatan and Goochland. Ms. Ronneau requested the Planning Commission look at the cascading effects. Powhatan will need to increase its fire station staff. There will need to be more police to maintain the roads. The realtors in the area will not be able to sell homes anymore.

Tim Kennell stated that 2 weeks ago his life changed with the announcement of a potential landfill. He felt that the last meeting was a joke with no civility, no professionalism, and no nobility. Mr. Kennell states that the residents will continue to fight.

Madeline, a rising 4th grader at Cumberland Elementary, stated that she does not want the landfill and she asked the Planning Commission to please say no to the proposed landfill and to County Waste.

With no other citizens signed up to speak, the Chairman then closed the public hearing.

MOTION

Commissioner Allen made a motion to table the Commission discussion of REZ 18-03. Commissioner Gilliam seconded the motion. The motion carried with a vote of 6-1.

PUBLIC HEARING: CUP 18-06 Green Ridge Facility

MOTION

Commissioner Allen made a motion to defer CUP 18-06. Commissioner Donahue seconded the motion. The motion carried unanimously with a vote of 7-0.

ADJOURNMENT

MOTION:

Commissioner Allen moved to adjourn to the next Planning Commission meeting of Monday, June 18, 2018, at 6:30 p.m. or as soon after as may be heard. Commissioner Bryant seconded. The motion carried unanimously with a vote of 7-0.

Attested:

Bill Burger, Planning Commission Chairman

Date

James P. Duncan, Planning Director

Date